

2022 v.1



TRION  
SOLESTE CITYLINE

8-story, 340-unit, mixed-use development  
with 13,000 SF of commercial



COME RISE WITH  
**DANIA BEACH**  
SEA IT. LIVE IT. LOVE IT.

JOIN THE RENAISSANCE

As Broward County's first City, Dania Beach is on the RISE. The renaissance currently underway in the city is allowing many to discover the city for the first time. This excitement is the result of growth in many areas of the city, including:

- Public Art Program
- Beach Master Plan
- Parks Master Plan
- Stormwater Improvements
- Dania Pointe
- Lucky Fish (a.k.a. Dania Beach Grill)

WAVE 15-story mixed-use  
development with  
40,000 SF of commercial  
and 760 multi-family  
dwelling units



HARBOR LANDING

8-story building with  
257 multi-family  
dwelling units





# DANIA BEACH & MARINA

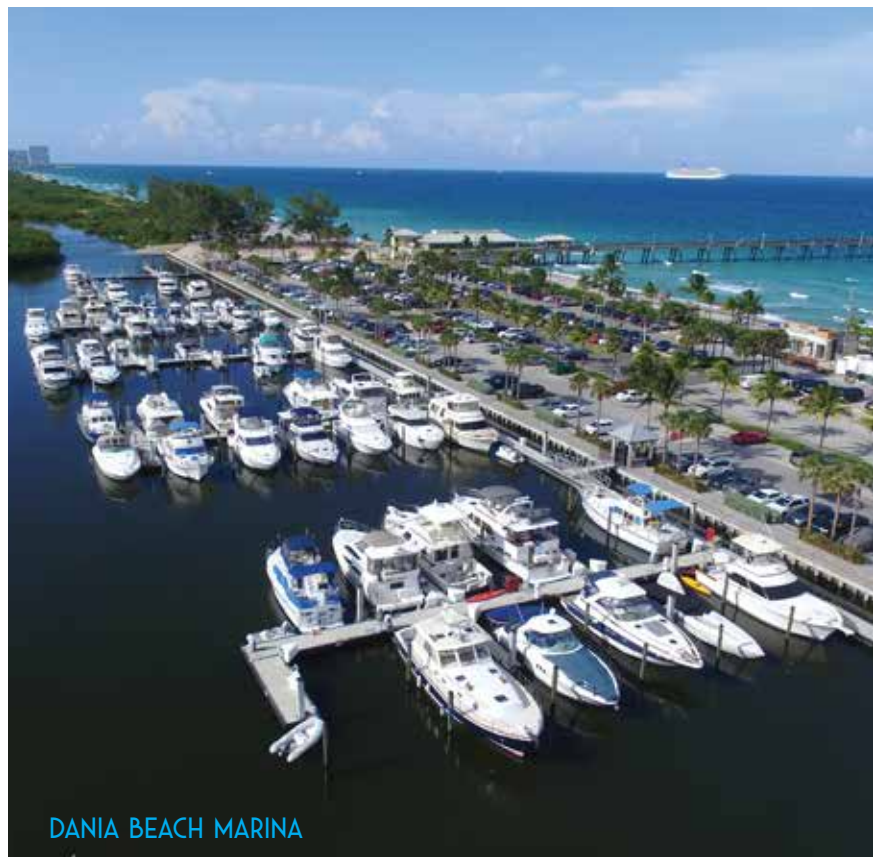


DANIA BEACH PIER & QUARTERDECK

The City of Dania Beach is an award-winning "Blue Wave Beaches" with an exceptional beach, pier and municipal marina location you'll want to discover! Dania Beach is one of the few beaches in South Florida that offers dining and nightlife directly on the water with a Quarterdeck restaurant located on our pier and premier Lucky Fish outdoor restaurant/entertainment on its way where the Dania Beach Grill was previously located.



LUCKY FISH a.k.a. Dania Beach Grill  
Ocean Front at Dania Beach



DANIA BEACH MARINA



# DANIA POINTE

100+ acre mix-used development includes 1 million SF of retail, 1,200 DU and 350 hotel rooms.

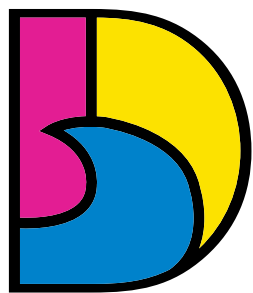
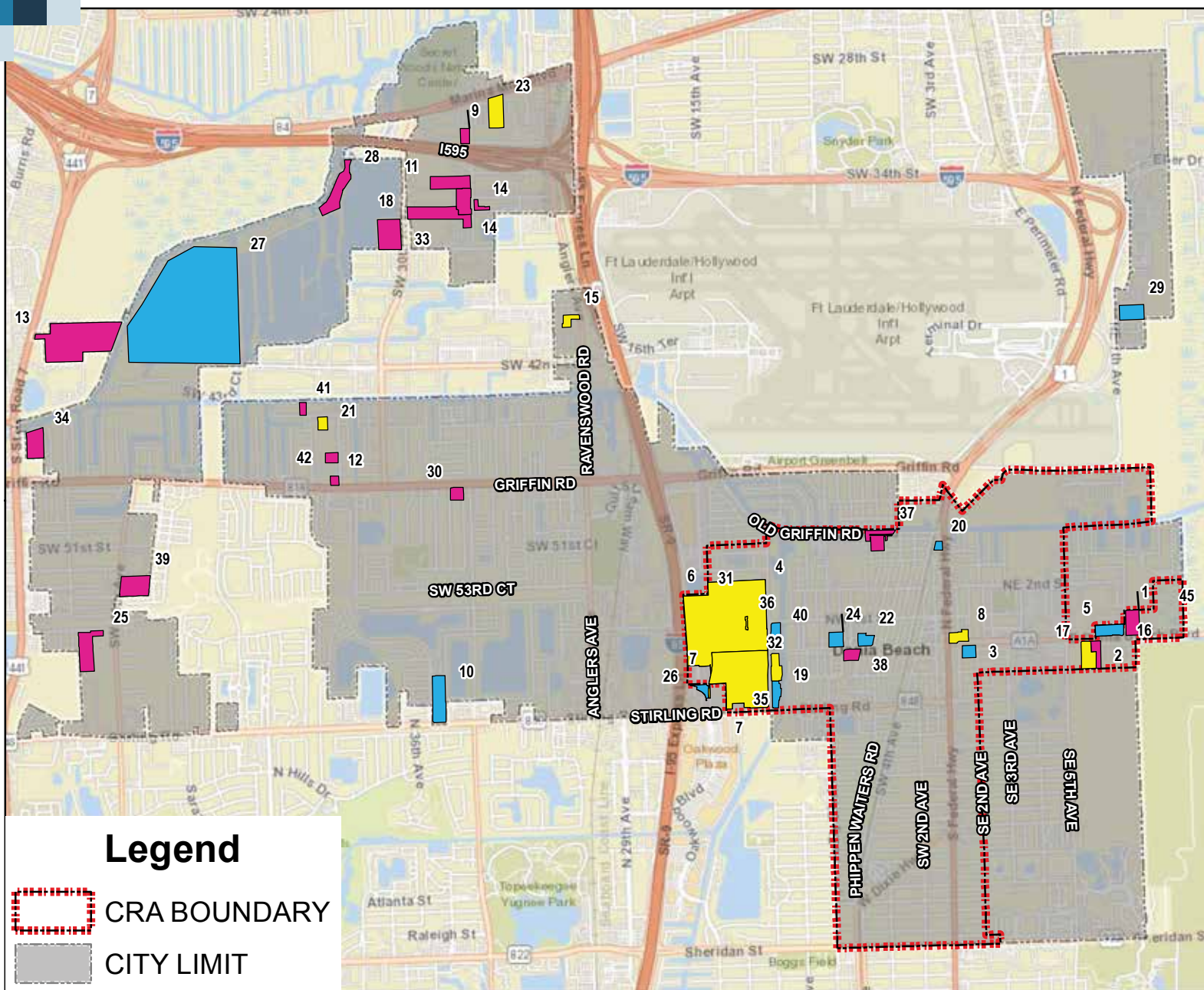


Dania Pointe shines as the pinnacle of a 21st century lifestyle destination, featuring almost 1 million square feet of best-in-class retail, restaurants, entertainment and events, complemented by Avery luxury apartments, an AC Hotel by Marriott, a full service Marriott Hotel and — coming soon — the global headquarters for Spirit Airlines. This new, premier, open-air community offers plentiful, free parking in an unbeatable location that's convenient for both locals and tourists.



The headquarters for Spirit Airlines corporate offices and training will be in the Dania Pointe development. Their corporate campus will include 180,000 square feet of office, 10,000 square foot training center and 200 dwelling units for corporate housing. \*An FTC Spirit/Frontier Merger is anticipated.





**DANIA BEACH**  
SEA IT. LIVE IT. LOVE IT.

#### ANTICIPATED CONSTRUCTION

- 4. DANIA POINTE RESIDENTIAL
- 6. DANIA POINTE (PHASE II)
- 7. DANIA POINTE (PHASE I)
- 8. THE TRION
- 15. OUTBOARD DYNAMICS, LLC
- 17. DANIA APARTMENTS (FLORIDA PARK)
- 21. 44TH STREET APT
- 23. WYNDHAM HOTEL
- 35. WAVE 50 & 70
- 36. MARRIOTT
- 43. SPIRIT CORPORATE RESIDENCES

#### PERMITTED/CONSTRUCTED PROJECTS 2019-2021

- 3. DANIA PLACE
- 5. SEAVIEW #1 (DB RESIDENCES)
- 10. STELLAR HOMES
- 19. BRYAN MULTIFAMILY
- 20. AVID HOTEL
- 22. SARATOGA CROSSING EAST
- 24. SARATOGA CROSSING WEST
- 26. PANDA EXPRESS
- 27. FP&L
- 29. PANATTONI DANIA BEACH
- 40. WAVE 90

#### APPROVED SITE PLAN & FUTURE CONSTRUCTION

- 1. SEAVIEW #2 (MILE MARKER 55)
- 2. PARCO MAR / SAN SOUCI
- 9. RUNWAY LAKES WAREHOUSE
- 11. HERC RENTALS
- 12. HOLLYWOOD PLAYGROUND
- 13. LIBERTY 595 SLUDGE
- 14. HERC RENTALS
- 16. DANIA BEACH RESIDENCES
- 18. AVENGER BUSINESS CENTER
- 25. DB 54 RESIDENCES
- 28. US CRANE AND RIGGING NORTH
- 30. GRIFFIN LIVING
- 31. SPIRIT AIRLINES HEADQUARTERS
- 32. AVERY DANIA POINTE
- 33. US CRANE AND RIGGING SOUTH
- 34. HARBOR LANDINGS
- 37. MARINE TECHNICAL CENTER
- 38. SARATOGA CROSSINGS 3
- 39. MAINMONIDES
- 41. PALMS BY THE WATER
- 42. DANIA GARDENS

## LIST OF DEVELOPMENT PROJECTS IN THE CITY OF DANIA BEACH AS OF THE 1ST QUARTER OF 2022.

For additional information, please visit [daniabeachfl.gov/development](http://daniabeachfl.gov/development)  
or call 954-924-6805 #7.



COME RISE WITH US 

SEAVIEW I  
13-story, 385-unit  
residential development  
on East Dania Beach Blvd



## PARKVIEW

This is a 14-story, 355-unit, multi-family project located on the North side of East Dania Beach Boulevard.



## DANIA BEACH CLEAN ENERGY CENTER

Improvements over the old plant:

- Substantial reduction of emissions
- Generates more power while reducing FPL's overall use of natural gas
- Produces jobs and new tax revenue for Broward County



## DANIA BEACH PARKS & RECREATION

Implementation of \$45 Million  
Parks Masterplan.

It all starts in Parks!

Find out more  
@ [daniabeachfl.gov/parksmasterplan](http://daniabeachfl.gov/parksmasterplan)

C.W. THOMAS PARK









## DANIA BEACH, FLORIDA – A SEASIDE JEWEL

January 10, 2022



*Business View interviews representatives from Dania Beach, Florida for our focus on Economic Development in U.S. Cities*

The year 2022 is Dania Beach, Florida's time to shine. The seaside city located in Broward County has been undergoing a renaissance over the past few years and is ready to present itself to the world as the ultimate destination.



Mayor Tamara James

"Dania Beach is a jewel," boasts Dania Beach Mayor Tamara James. "We are the perfect location with so many different amenities that are popping up every day. We are cutting ribbons every week and becoming a live-work-play type of city. We have so many opportunities with small and large-scale businesses to large developments that are happening here. And the city has approved and will be investing \$45 million dollars in parks and green spaces, citywide, as parks are a top priority!"

The city of 32,000 is Broward County's oldest, with more than a century under its belt. Despite its history, Dania Beach was often considered a "pass through city" nestled between Miami and Ft. Lauderdale. But the city's commission and city staff have spent years improving and modernizing the community to help make it shine. Today, it has a lot to offer.

"It's a fun city to visit, to live in, and to work in," says Candido Sosa-Cruz, Dania Beach's Deputy City Manager, who also oversees community development. "We have a very natural, inviting beach, we have a pier that is almost 1,000 feet long. You can fish,

you can watch the sunset, just watch the water or the turtles. We have entertainment, we have a casino, we have beautiful parks where you can stroll. We really pay attention to the details in our city. So, even though Dania Beach is the first and the oldest city, it doesn't look like the oldest city in Broward County. As a matter of fact, it looks like a very clean and safe and modern city."

Dania Beach is situated just minutes from both Ft. Lauderdale International Airport and Miami Dade International Airport, as well as Port Everglades seaport – the third largest cruising port in the world. This proximity has made the city an ideal spot for businesses to locate. "We are able to attract the cruising industry, aviation businesses, and all types of transportation," says Ana Garcia, Dania Beach's City Manager. "We even have a rail that goes through our city, so a lot of transportation businesses are relocating or considering Dania Beach."

Spirit Airlines made the decision two years ago to relocate its corporate headquarters to Dania Beach and are about to break ground on their new facility. And the city has also seen a rush of new, large businesses, including a Marriott hotel, as well as marine-related enterprises. "We make sure when a business or an opportunity comes to our city, that we are business-friendly, and we make sure to accommodate many different types of developments," says James.

With the marine industry listed as one of their top trades, Dania Beach has recognized a need to ready its upcoming workforce to meet the demand. City staff have been looking into providing educational opportunities, apprenticeships, and partnerships to help educate city youth in that career field. "The marine industry is an aging industry and they are well paid, but we have students that know nothing about welding, nothing about skills and trade and those types of thing," says James. "Those businesses are very prominent here and they bring a lot to our tax base. I know we need to figure out a way to communicate the need within our schools and different programs to be able to bring them to the forefront."



Candido Sosa-Cruz, Deputy City Manager





Ana Garcia, City Manager

personally think we need to have a balance of big business and big brand names like Marriott and then also the mom and pop businesses," James notes. "We have staples like Jaxson's Ice Cream Parlor, Crampa's Bakery and Restaurant and Dairy Belle Ice Cream that have been around for years and years. We want to have that hometown feel, but understand that there are big possibilities where anyone can fit in."

To help attract people to the city's smaller businesses, Dania Beach's staff and commission has put a major focus on drawing people to the downtown core. James reports, "We have a lot of events. You can literally walk out and get a bite to eat and understand the different cultures within our city." Events include celebrations for Christmas, Hanukkah, and Kwanzaa, as well as the monthly Dania After Dark street festival that includes live performances, art, makers, food trucks, drinks, and more.

Focus has also been placed on helping to make the downtown a more walkable place by highlighting road and streetscaping, as well as making sure the city is ADA accessible. "We want to be an inviting city and make sure that we are able to compete with other major cities so that when transportation opportunities like Brightline (high-speed rail) come along we are more of an

attractive city," says James.

When it comes to housing, Dania Beach is using the same progressive approach it takes to almost every decision they make. They want the city to be an inviting place to everyone, with housing opportunities available to a wide range of incomes. They have championed the need for affordable housing and have created opportunities to develop it within the city. Garcia acknowledges, "Our goal continues to be having diversity in our team, diversity in our restaurants, in our recreational opportunities, and also diversity in our housing citywide for everyone."

They are also going one step further.

"We really have to look at how we can put our residents in the best situation to be a homeowner," James explains. "If that means we have to give a little more, then we have to give a little more. And that's something the commission has done. We have committed to making sure that we are serving our residents and educating them and empowering them to not only get their credit scores up and manage their money, but also to be a homeowner."

The city currently has several new housing developments on the go, including the affordable housing City Place project, as well as a 300-unit mixed use apartment complex built by Merrimac Ventures. "It will have visibility from the east, from the north, from the south," says Sosa-Cruz. "It has prime real estate." There are also two projects on the go from J. Milton and Associates, which together will provide 800 units of housing to the area.



## AT A GLANCE

**Dania Beach, Florida**

**WHAT:** A vibrant city of 32,000

**WHERE:** Broward County, Florida

"When somebody comes and puts a shovel in the ground and invests in one project then says 'we want to continue with this relationship and invest again' – that makes us extremely excited," says Garcia. "This individual is someone the mayor has been working closely with. We don't want people to just put a shovel in the ground, build a building and leave. We want people to continue the relationship and that's what Mr. Joe Milton is bringing to the table."

In addition to housing, Dania Beach has been investing heavily in its infrastructure and the future of the city. Between 2019 and 2022, the city has invested \$40.2 million in improvements to things like pump stations, storm drains and new designs for cityscapes. They've also made improvements to strengthen the pier and beach against sea level rise, and made plans for a new restaurant, Lucky Fish, which will act as the keystone of the beach, while also withstanding the environmental changes.

"We want to do this in a way that we can look back 40 or 50 years down the road and not be impacted by sea-level rise, because the ocean wants to do what the ocean wants to do," states James. "It's our job to be proactive and understand the impacts and implications. We are learning from the mistakes of other cities. We make sure the decisions in our building code can sustain hurricanes, can sustain the growth, and sustain the change that is going to happen."

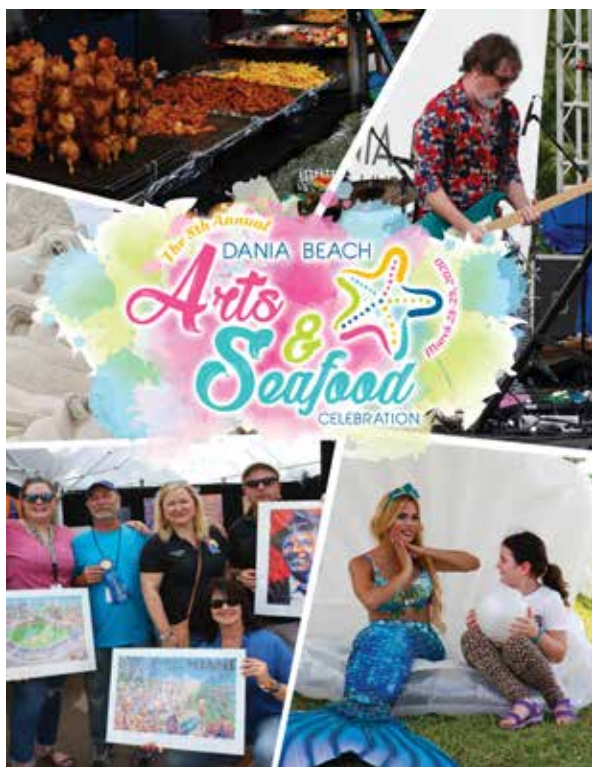
The secret to all of Dania Beach's success has been a dedicated administration team who work tirelessly to see the place they love succeed. They operate under a motto coined by Garcia: RISE, which stands for Respect, Integrity and a Standard of Excellence. "The people that we hire, the people that we promote, have to be aligned with RISE," Garcia explains. "When we are dealing with a developer and the needs they have, whether it's an inspection or a question, we are very responsive. If there's a challenge, we work to resolve that challenge. That's what we do."



## COMMUNITY REDEVELOPMENT AGENCY



Dania After Dark is back – bigger and better than ever. A wonderful evening of entertainment, with a wide variety of food vendors, arts and crafts and fun for the entire family.



We celebrate the opening of the two newest hotels in Dania Beach, the Marriott and AC Marriott Hotels at Dania Pointe. Together, these hotels offer top of the market hospitality opportunities for travelers seeking a range of price options. These hotels have substantial meeting and conference facilities to serve both guests and our regional businesses.

### ARTS & SEAFOOD CELEBRATION

The Dania Beach CRA announces the return of our annual flagship event, the Arts & Seafood Celebration, on April 2nd and 3rd. This year expect over 100 artisan and craft vendors, live entertainment, culinary delights, a Chef showcase, live sand sculpting, and family activities for all ages. This free event provides two days of fun and entertainment for the entire family.







# DANIA BEACH COMMISSION

Mayor  
Tamara James  
954-258-7552

Vice-Mayor  
Marco Salvino, Sr  
954-914-5416

Commissioner  
Joyce L. Davis  
219-670-1066

Commissioner  
Lori Lewellen  
954-993-6283

Commissioner  
Lauren Odman  
954-939-1826



## CONTACT DANIA BEACH



Mayor and City Commission	954-924-6800 # 3607
City Manager's Office	954-924-6800 x9
City Attorney	954-924-6800 # 3631
Community Development	954-924-6805
Code Compliance	954-924-6810
Public Services	954-924-6808
Parks & Recreation	954-924-6800 #7
Water Billing	954-924-6800 #5
Public Information Officer	954-924-6808
Dania Beach Marina	954-924-3796
Dania Beach CRA	954-924-6801
BSO Police	954-926-2400
BSO Fire Rescue	954-831-8200



SCAN ME

**Customer Service 954-924-6800**

[daniabeachfl.gov](http://daniabeachfl.gov)





FORT LAUDERDALE HOLLYWOOD  
INTERNATIONAL AIRPORT



AIRPORT

PORT EVERGLADES



SEAPORT



TRI-RAIL



DANIA BEACH  
SEA IT. LIVE IT. LOVE IT.

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100 W. DANIA BEACH BLVD  
DANIA BEACH, FL 33004  
954-924-6800

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